



Rockwell End, Hambleden, Henley-on-Thames, Buckinghamshire



An excellent opportunity to purchase an intriguing barn conversion.

Knight Frank is pleased to offer this traditional black boarded barn that sits under a clay tiled roof and has been beautifully converted into a wonderful family home providing fantastic open plan living. Swallows Barn was a working barn for many years before its conversion 16 years ago. The conversion was made to a high standard and encapsulated many life benefits in a barn conversion; a stunning rural setting, light-filled spaces and charming features such as original exposed beams.

Situated between the highly desirable villages of Hambleden and Frieth, Swallows Barn occupies an elevated position in Rockwell End.



5



3



4



EPC
TBC

Services

Oil fired central heating, mains drainage, mains electricity.

Viewing

Strictly by prior appointment with Sole Agents, Knight Frank LLP.



The Property

The original characteristics of the barn have been retained and work well with the aesthetics of the newer elements. Entering Swallows Barn, the unique nature of this conversion is immediately apparent with the vaulted reception hall and galleried landing. You enter into a spacious open plan area with wooden flooring and an abundance of beams, access to the dining area, the kitchen and an office/reception room, which is separated by a large open fireplace with a wood burner. The country kitchen is fitted with a range of floor and wall units, and has a butler sink, a selection of appliances and an oil-fired Aga; there is also a large wooden standalone island unit. There is access to the utility room from the kitchen, with a door leading to the garden. From the utility is a W.C. with a shower and spacious bedroom; this area could be used as a self-contained annexe with its own entrance. To the rear of the dining area and reception room are two further reception rooms/snug that opens out to the rear terrace; one room has bi-fold doors enabling you to close it off from the open plan area.

A wooden staircase leads to the first-floor galleried landing, with a vaulted ceiling providing a light space leading to the bedrooms. There is a spacious principal bedroom with an en suite bathroom; a bedroom with a mezzanine area, ideal for sleepovers. Two additional bedrooms are accessed from the galleried landing area; one has French windows on to a balcony with spectacular views across the neighbouring fields. A family bathroom completes the accommodation on the first floor.

Garden and grounds

To the front of the property is a gravelled courtyard area with a parking space and a wooden carport with room for two cars. Behind the carport are a log store and garden store. A path leads to the front door bordered by box hedges and stock fencing with a gate leading to the garden. A wonderful terrace is to the rear of the property, an ideal area for outside entertaining. The garden is laid mainly to lawn and bordered by low hedges, allowing you to see the views beyond. To one side of the garden is a fantastic, spacious, and unique summer house with a living roof; it has electricity and a wood burner; an excellent place for an office, study, or entertaining space.

Situation

Swallows Barn occupies an elevated position in Rockwell End. Local amenities are catered for in Hambleden and Frieth villages and Henley and Marlow. The local pubs are The Stag and Huntsman and The Yew Tree, and sporting amenities include Hambleden Sports and Social Club, which offers tennis, cricket and football. There is plenty of scope for walking, riding and making the most of the beautiful countryside.

Hambleden has often been the location for films and television programmes, including "Chitty Chitty Bang Bang", "Miss Marple", and "Midsomer Murders". There is a selection of highly-regarded schools in the area. Primary schools include Frieth and Danesfield, and Buckinghamshire's renowned grammar schools are nearby. There are also many independent schools.

Directions (RG9 6NG)

From Henley-on-Thames, take the A4155 Marlow road out of Henley and after approximately 3 miles, bear left signed to Hambleden and Fingest. Proceed along this road for around 1 mile taking the right hand turn into Hambleden. Proceed through the village, bearing left at the church, and continue out of Pheasants Hill's village. Follow Pheasant's Hill Frieth to Rockwell Hill End, turn right on to Rockwell Hil End, and the property entrance can be found on the right (opposite Rockwell End Farm). Continue on the gravel drive into a courtyard parking area.





Floorplan

Approximate Gross Internal Floor Area

Main House = 266sq.m (2,860sq.ft)

Carport = 22sq.m (237sq.ft)

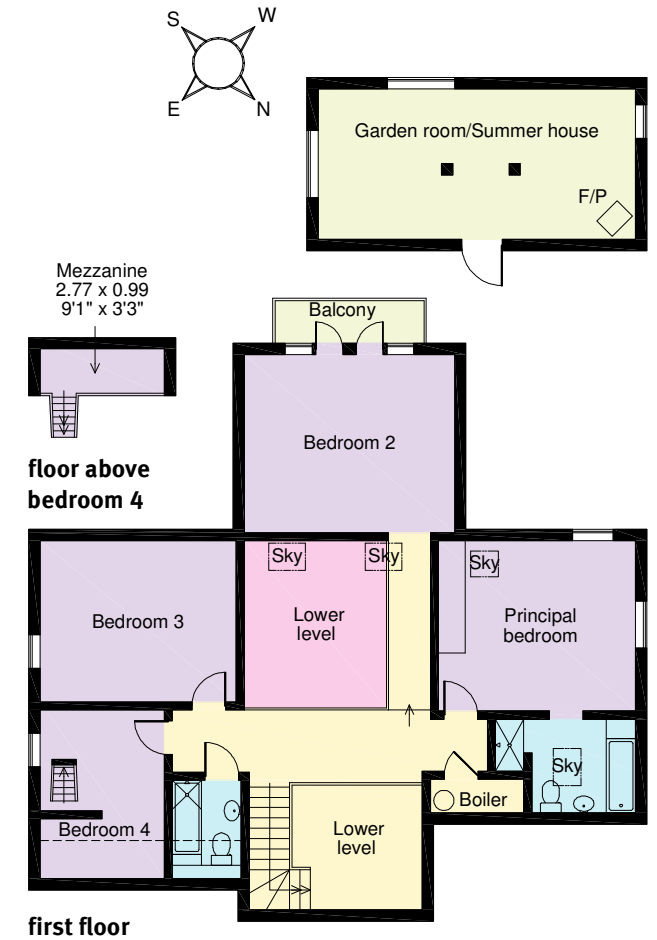
Outbuilding = 30sq.m (318sq.ft)

Balcony external area = 3sq.m (34sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



ground floor



first floor

Knight Frank

Henley-on-Thames

20 Thameside, Henley-on-Thames,

Oxfordshire RG9 2LJ

01491 844900

knightfrank.co.uk

I would be delighted to tell you more

Nick Warner

01491 844901

nick.warner@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May2022. Photographs and videos dated May 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.